ATLIN
OFFICIAL COMMUNITY PLAN

Province of British Columbia
Ministry of Municipal Affairs

October 1981

ATLIN

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Community Planning Area No. 30

Regulation #2

Official Community Plan

Atlin

A Plan developed by the community of Atlin with technical assistance from planning staff of the Ministry of Municipal Affairs and of the Ministry of Lands, Parks and Housing. The Plan complies with the provisions of sections 711 and 810 of the Municipal Act in accordance with the "Local Services Act" and Order in Council Number 1171.

The Plan was drafted by the Advisory Planning Commission 1981 whose members were: John Reed, Christine Dickinson, Wayne Merry, Diane Smith, Arthur Mitchell, Ted Coe and Mike Ferrier.

In accordance with section 720 of the Municipal Act a Public Hearing was held on NOVEMBER 19, 1981.

And approved by the Minister of Municipal Affairs.

William N. Vander Zalm
MINISTER OF MUNICIPAL AFFAIRS

December 8/81
Date

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Section 1 Preamble

1.1 Why a community plan for Atlin?

Planning is essentially a process of anticipating changes in land use and determining how best to manage or influence the expected changes. In Atlin 22% of the present population have been in the community one year or less and an additional 14% have been residents for only two years. Clearly the population is growing rapidly and such growth brings changes.

The mineral reserves of the Atlin area are significant and it can be anticipated that major resource extraction will be pursued in the future. Any large mine development would bring immediate and dramatic changes to the community.

Planning does not in itself control growth but it can manage and direct areas for development. The plan contains broad guidelines for determining areas of land use and levels of servicing based on natural features and planning principles. The guidelines are based on consideration of existing life style, natural features of the landscape and planning principles for efficient land use.

1.2 What is a community plan?

A community plan is a consensus statement containing broad social, economic and environmental objectives for a community as a whole. It is not possible for every individual to agree with every item in a plan but a general consensus must be reached. The plan is a living document providing for change as more residents move into an area. The plan can be reviewed at any time but specifically two years after adoption and again every five years thereafter to ensure it remains a true reflection of community needs.

A plan contains policies for land use and service delivery that support the community objectives. Land use designations are general only and boundaries on the plan map should not be taken as definitive. The map indicates future development of areas and the policies explain why the designations were made.

The intent of a plan is to create a healthy, productive community, with economic stability and personal safety for its residents. To achieve this it must address questions of health, environmental quality and police protection and must support the commercial viability of an area. It must consider the right to quiet enjoyment

of property and the preservation of neighbourhoods. It should provide for diversification of the economic base to make the working environment more stable. The balance of all these components taken in the historical context of an area is what makes a community unique and is why every community plan is different.

1.3 Authority

This official community plan has authority under the Municipal Act for the use of private land as defined in sections 711, 712 and 810. A plan is an instrument of local government and cannot direct senior government. It can state preferences for actions by Provincial agencies but cannot require things be done.

The Minister of Municipal Affairs is responsible for the Municipal Act. The mandate of Municipal Affairs is to promote the management of human settlement in the context of provincial objectives and local needs. The Minister's objective is to develop a system of settlements which provide for human needs efficiently, equitably and in consideration of the natural environment. The ministry is the medium of communication between local governments of the province and the Lieutenant Governor in Council. In the absence of organized local government, the Minister may, via provision in the Local Services Act, function as the local council in those matters contained in Part 21 of the Municipal Act. This official community plan and subsequent implementing bylaws have authority through the Minister's regulation under this system.

Atlin is in a special situation because the Ministry of Lands, Parks and Housing has entered into an agreement with Municipal Affairs to participate in developing this community plan. Only a small portion of the land in the Atlin area is privately held and the agreement of the Ministry of Lands, Parks and Housing to release and manage Crown Land in response to the plan is vital to achieving the intent of the plan. Each ministry must satisfy its own internal policies but wherever possible, programs will be delivered in compliance with the Plan. The Plan presents the consensus position of the community, Municipal Affairs and Lands, Parks and Housing and once approved by all three parties is a commitment to future land development.

Other Provincial legislation such as the Mineral Act remain superior to this plan but the plan will be used as an indication of local wishes to other Provincial agencies. All agencies have been invited to participate

in drafting the document and it is expected it will continue to be used as a guideline for all agency programs.

1.4 Who developed the plan?

The Atlin community established a Fact Finding Committee in the Fall of 1980 to investigate the value of establishing a Community Planning Area for Atlin. The committee had representatives from all major community groups and made its recommendations at a public meeting October 16. It was decided at that meeting that the community would request the Minister of Municipal Affairs establish a Community Planning Area, appoint an Advisory Planning Commission and prepare an official community plan and implementing regulations for the Atlin area.

A steering committee was formed to establish conditions for the appointment of the APC. This committee made its recommendations at a public meeting held November 27, 1980. The community at large endorsed their proposal for an election of the APC. The Minister's of Municipal Affairs and Lands, Parks and Housing agreed to the process proposed and elections were held December 9 and 11, 1980. One hundred and twenty-nine voters cast their ballots from a list of twenty-two nominees. The APC was appointed in January 1981.

The APC is governed by section 715 of the Municipal Act and Atlin Regulation #1. Their first priority has been to draft the official community plan. They consulted with the community at each phase of drafting the plan through a series of public discussion meetings widely advertised in the community.

The APC has been given technical assistance by planners from the Ministry of Municipal Affairs and from the Ministry of Lands, Parks and Housing. Further consultations have been held with staff from the Ministry of Forests, Health, Environment, Industry and Small Business, Agriculture, Transportation and Highways, Provincial Secretary and the School Board. These have demonstrated a willingness to participate and to continue to work with the community of Atlin through its APC.

1.5 Area

The entire Community Planning Area is included in the official community plan. Much of the area is mountainous and unsuitable for development. A large area is included

in a mining designation as it is where placer mining activity is predominant. This is recognized as an important component of the history and the economic base of the area and to avoid conflict, alternate uses are not proposed.

The plan area is large enough to include areas of major impact on the community. Because most of the extensive area is not settled it will not be necessary to develop detailed land use regulation for the whole area. Precise regulations will be developed appropriate to the needs of the townsite.

Section 2 History

Atlin, an isolated community on the shore of British Columbia's largest natural lake, is 45 kilometres (28 miles) south from the border of the Yukon Territory. Remote and inaccessible, the Atlin area was first a hunting ground for the Tlingit people who came from their villages on the Taku River system some 128 kilometres (80 miles) south to intercept the migrating caribou. Trails were developed by the Taku Tlingits to reach Tlingit villages on Teslin and Tagish Lakes.

The Tlingits moved permanently to Atlin Lake when gold was discovered in 1898 on Pine Creek, and two towns, Atlin and Discovery, sprouted to meet the needs of the stampeders who swarmed here. Men came from all over North America and Europe to search the creeks for gold and soon a floating population of from ten to twenty thousand people filled make-shift tent towns and surrounding gold fields.

Big companies such as Guggenheim and Consolidated Mining and Smelting moved in to buy out small operators and larger scale mining was carried out with fewer men. Then another important gold strike in Alaska lured restless miners away and by 1910 the population of Atlin had dropped to about one thousand.

From the beginning, tourism has been a factor of the town's economic life. Prior to 1936, the chief promoter was the White Pass and Yukon Railway Co. Ltd. which brought many thousands of sightseers and genteel adventurers up the Inside Passage on their steamers and over the Coastal Mountains on their narrow gauge railway to Carcross, Yukon. From there they were transported across the Lake system by White Pass paddlewheelers to Atlin. In 1918 the Company opened the Atlin Inn, a four storey tourist hotel on the shore of the Lake.

In 1936 there was a change in the coastal steamer timetables which did not allow time for the leisurely jaunt into Atlin, and the tourist trade suffered a severe blow. This setback did not affect the town's population however, as during the depression the price of gold remained high. Many of the city's unemployed also discovered that it was possible to live off the land by mining, trapping, hunting and gardening.

During the Second World War many of the miners left to enlist or work in essential industries. Mining never did pick up after the war. Machinery had become obsolete, and the gold prices set in 1933, were not adequate to allow for replacement and the increased cost of labour. Although mining on a small scale never completely vanished from the Atlin scene, the town's population declined steadily. Even the new road link to the Alaska Highway built in 1949 did not reverse the trend.

The change came in the sixties during the exodus from the cities when people found in Atlin the opportunity for a pioneer existence.

Section 3 Community Profile

3.1 Who lives here now?

The last twenty years has seen a steady flow of new residents attracted by the remote small town lifestyle, scenic beauty and environmental purity of the area. The permanent population of Atlin was estimated at 520 in 1980. There is a higher proportion of adults than most northern communities with eleven percent over the age of 60.

Unlike the gold seekers of 1898, most of Atlin's present residents did not move to the area in search of great wealth or even improved employment prospects, and only fifty-seven percent of the work force have full-time jobs. Most family wage-earners find it necessary to work at several types of jobs to make an adequate annual income.

In 1980 forty-seven percent of the work force were self employed principally in tourist and building related businesses. A further thirty percent were in commercial and related servicing jobs and ten percent were government employees. Residual occupations were in contracting, mining, trapping and guiding.

A unifying characteristic of the community is that most individuals identify with the fact that they live here, rather than with what they do here. The population is probably better educated than similar northern communities with over fifty percent having attended senior high school and forty-five percent having attended some form of post-secondary education facility.

Current housing styles are overwhelmingly single family detached with fifty-two percent log construction and a further thirty-six percent frame construction. Two-thirds of the houses are two or less bedrooms which reflects the generally small family size.

There is a prevalent belief that Atlin is unique because of its setting, history and strong sense of community. This feeling is partly attributable to the fact that the town has handled a large part of its own government during years of boom and bust. This has been done on a volunteer basis and has been made possible by this strong commitment to the "Atlin lifestyle". The residents value highly the natural setting, pure water, wildlife and historic character of Atlin.

The community has general concerns over the quality of

health and education services and the lack of water and sewage systems. A new school to be constructed in 1982 will improve the delivery of education services. But concern over water and sewage will continue. In 1980 forty-nine percent of households were trucking in water.

3.2 What does the future hold?

The population growth rate is accelerating and it is anticipated there will be about 700 people in Atlin by 1986. There is a proposal for development of a major mine called the Adanac Mine.

Should the Adanac mine proceed the population may reach as high as 1800 people by 1985 with an attendant increase of 450 jobs. The company estimates a need for 405 dwelling units over and above the natural increase.

Of perhaps greater importance would be the probable change in style of housing. One cannot expect new mine employees to have the same attitude as current Atlin residents and it is expected row housing or apartments would be selected. This high density housing style would lead to a requirement for water and sewer systems. It is not anticipated this housing type would be desirable in the foreseeable future unless such a proposal brings in a large number of people with different needs and desires.

Section 4 Overall Objectives

The overall objectives are the considerations used to guide land use policies for the area. They represent the major concerns of the community. All subsequent sections in the Plan are directed toward the realization of these objectives.

1. To protect the independence and liberty of expression of the residents in choosing a largely unregulated, semi-rural lifestyle.

2. To preserve native and heritage values.

3. To preserve the area's environmental quality with particular concern for the lakeshore.

4. To provide diversity of lifestyle in the community.

5. To promote a self-sufficient community with reasonable, managed growth.

6. To encourage the development of recreation facilities and community services in response to changing needs.

7. To ensure the development of a vital town core that preserves and enhances the existing historic flavour.

Section 5 Policies to Guide the Development of Atlin

Policies are statements indicating a course of action for dealing with events or situations expected to occur in the future. The policies support the objectives and indicate ways they can be achieved. For convenience the policies are grouped by subject matter and are generally in the order of the objectives. Where an objective contains two or more subjects there may be more than one group of policies that apply to that objective.

5.1 To preserve the community's chosen lifestyle

Policies

1. To maintain the liberty of the lifestyle in Atlin by keeping regulation at a minimum and applying them only where necessary.

2. To ensure that regulations are created only to safeguard the objectives of this plan.

5.2 To preserve native values

Policies

1. To assist the native people in protecting their culture and heritage so that their traditional life-style remains an alternative.

5.3 To protect the unique historic character of the Atlin area

Policies

1. To co-operate with agencies and organizations involved in heritage work insofar as their programmes encourage productive use and conform with other policies and objectives.

2. To assist the Heritage Conservation Branch to pursue an ongoing programme to identify and protect significant archeological sites.

3. To ensure that the Heritage Conservation Branch is notified of any proposed development on identified archeological sites.

4. To recognize the historical significance of mining in the Atlin area.

5. To discourage needless destruction of historic structures within the Planning Area while recognizing individual citizens' rights of ownership and disposal.

5.4 To encourage the wise management of the environment to maintain purity of air and water, habitat of fish and wildlife and forest cover

Policies

1. To maintain an awareness of the fragile nature of the water table and aquifers and to consider their susceptibility to contamination when developments are proposed that may affect them.

2. To ensure that the waters of Atlin Lake remain in pure and potable condition by requesting the approving authority prohibit the introduction of any new sewage or chemical waste which will change the quality of existing lake water.

3. To encourage the use of land based disposal systems.

4. To promote the identification and protection of existing waterfowl areas.

5. To control development on known flood plains.

6. Where possible to protect ground cover to ensure soil stability and prevent development in areas of known instability.

7. To request that the approving authority require that any development affecting the lake level be engineered to protect the stability of the lakeshore in developed areas.

8. To consider all foreshore lease applications in respect to their compatibility with upland land use and regulation. Commercial foreshore leases should be situated within the area from Five Mile Bay to Fourth of July Bay.

9. To design development to best protect wildlife in the area.

10. To consider the preservation of the pure quality of air in all land use decisions.

11. To eliminate excessive noise in residential areas.

12. To attempt to identify and preserve existing unique

natural features such as warm springs and mineral springs.

13. To develop a management plan for the lakeshore.

5.5 To maintain Atlin's semi-rural lifestyle while ensuring a suitable mix of housing styles can be made available.

Policies

1. Town core housing is a special concern as defined in Section 5.10.

2. To separate types of housing into neighbourhoods so that one form does not infringe upon another.

3. To retain the single family dwelling as the primary form of housing in the Planning area.

4. To designate an area for high density residential use that can contain single family dwellings of about 10 units a hectare (4 units an acre), or some form of multiple family housing.

5. To vary densities for residential lots with servicing standards. All minimum site areas will meet the Provincial health standards, and community water and sewer systems will be required for higher density developments.

6. To regulate uses allowed in residential areas as necessary to maintain residential character and air quality and to minimize the infringement of noise and clutter.

7. To consider animal control regulations in the settled area of Atlin if free roaming domestic animals continue to be a problem.

5.6 To increase self-sufficiency by encouraging the development of a broader commercial, industrial and agricultural base and by encouraging local food production and alternate energy developments in the area.

Policies

1. To ensure there is sufficient land available in suitable locations for the expansion of commercial, industrial and agricultural facilities.

2. To concentrate industrial uses in one main area where traffic and noise generated by such uses cannot con-

flict with the quiet enjoyment of residential properties.

3. To designate an area for special highway commercial uses.

4. To promote the infill of retail, service and commercial business within the existing townsite of Atlin.

5. To pursue all avenues for stimulating tourism by preserving the historic character of Atlin.

6. To designate land for a community vegetable garden, in which residents may obtain plots on a cost sharing basis.

7. To encourage both government and private industry to install wind, solar, biomass conversion and hydro-electric generation in the area insofar as it is compatible with environmental policies.

8. To encourage government to utilize Atlin as a site for testing experimental, wind, solar and other soft energy technologies.

5.7 To develop and maintain effective transportation facilities that increase access with minimum disruption to the settled areas.

Policies

1. To promote the development of and provide location for boat docking and launching facilities.

2. To bring to the attention of appropriate authorities the importance of the frozen lake surfaces in the Atlin area as a means of transportation in winter.

3. To provide areas for development of good float plane facilities.

4. To discourage helicopter landings in downtown residential areas other than on licensed areas.

5. For consideration of safety and noise control future licensed helicopter pads should be encouraged to locate outside settled areas or at the airport.

6. To encourage the development of safe and economic landing facilities to meet the needs of air traffic in the area.

7. To ensure that new airstrips are located so that

there is minimal conflict with residential use or logical expansion of the community.

8. To promote continual improvement of the main access route to Atlin.

9. To support the current Ministry of Transportation and Highways policy of separate funding programs for local highway maintenance and for construction projects.

10. To promote the design and development criteria of road networks suitable to the type and degree of traffic use and to the preservation of quiet residential neighbourhoods.

11. To promote the dedication and maintenance of convenient walking trail systems and of existing secondary roads.

12. To designate an area in the implementing bylaws for overnight parking of large trucks.

5.8 To encourage a system of parks and facilities to satisfy the recreational needs of the community and visitors.

Policies

1. To promote a diversity of recreational facilities and opportunities and to designate a suitable site for a recreational complex.

2. To reserve areas suitable for camp ground development and recreational vehicle parking.

3. To support the maintenance of existing recreational trails and to promote the creation of new recreational trails in suitable areas.

4. To develop as an addendum to this Plan, a detailed concept Plan for use of the park reserves.

5. The shoreline of the lake is recognized as an important recreation resource and all approving authorities are requested to enforce a one hundred metre setback for all buildings, except as provided for in 5.4.8.

6. The Parks Branch of the Ministry of Lands, Parks and Housing is encouraged to acquire the Pine Creek park and campsite.

7. The Pine Creek campground reserve designation does

not preclude a hydro-electric power house and associated facilities provided such a service facility is not felt to adversely affect the use of the remaining area.

5.9 To anticipate future requirements for a full range of community services.

Policies

1. To encourage and provide for emergency services, educational facilities and policing by setting aside land in suitable areas for these purposes.

2. To provide for additional social services such as day-care facilities, senior citizen housing and youth centres by reserving land in appropriate areas.

3. To designate a suitable area for a solid waste disposal adequate for current and future needs.

4. To provide for the development of public transit facilities as necessary.

5. To work towards the improvement of the telephone, postal and other communication systems.

6. To provide for and promote improved licensed medical facilities.

7. To promote the installation of water and sewer services for all commercial and high-density housing areas when economically feasible.

5.10 To preserve the historic atmosphere of the town core while encouraging new commercial activities.

Policies

1. To discourage needless destruction of historic structures within the area while protecting individual citizens' rights of ownership and disposal.

2. To encourage productive recycling of historic buildings to bring them into active use while preserving their historic appearance.

3. To develop as an addendum to this Plan, a detailed concept plan for the development of the town core as defined on the map. This plan will set the

criteria for zoning regulations on setbacks, the mix of uses and the preservation of heritage buildings. The Heritage Conservation Branch has agreed to work with the commission in establishing design policies for the detailed plan.

Section 6 Plan Map

6.1 What does it do?

The purpose of the plan map is to indicate future land uses. Designation of uses was determined on the basis of natural features and general planning principles. Topographic maps were used to establish boundaries of areas suited for development or agriculture. Map boundaries are only precise in the townsite area and are based on existing uses and legal boundaries where they exist. The larger designations are more general as precise capability mapping is not available.

The plan map shows staging of development that will allow more economical delivery of services. The areas are much larger than needed for current demand to allow a greater freedom of choice identified by the community as an important component of lifestyle. The shape of areas encourages the development of nodes rather than strip configurations. Secondary roads will be developed off the highway to minimize proliferation of accesses on the major transportation route. This improves the safety of the highway but also improves the quiet and safe enjoyment of private property.

Areas closer to town will be developed first and infilling is encouraged. This improves accessability for individuals and minimizes costs of services. If a firm policy of requiring infill was established stage 1 areas for staking would not be needed until after 1986. However, the community wants to accommodate those seeking more remote lifestyles and the stage 1 option is provided. Stage 2 and 3 areas will not be needed unless a truly dramatic increase in population is realized. The plan map does not restrict growth, it provides for all possibilities in an organized and cost efficient manner.

6.2 Land use categories

There are three map sheets for the plan, two of the townsite and one of the whole community planning area. The recreation reserve proposals are shown on both maps and are numbered for ease of identification. Categories on the map are described below starting with the townsite map.

Mixed residential: This is an area of about 58 hectares (143 acres) that includes the original townsite. Most of the commercial businesses are in this area and 180 people reside here. The area has been subdivided and if every

lot was built upon could accommodate another 450 people. It is not reasonable to expect each lot would be used for residence.

The designation allows for a mix of commercial, institutional, service and residential uses. The residential forms could be apartments if associated with the commercial business, single family or duplex. The distribution and density of use will be defined in implementing bylaws.

The town core is in this category as shown on the map. It will be the subject of a detailed concept plan developed before implementing bylaws.

Residential: This area is for residential neighbourhoods with densities as low as 2000 sq. metres (½ acre). The specifics of lot sizes, servicing and dwelling densities will be defined in the implementing bylaws. Conflicting uses such as commerce or industry will not be permitted in order to maintain safe family oriented neighbourhoods. Seventy-nine (79) hectares (195 acres) of land is available for this land use.

Rural Residential: This designation provides residential neighbourhoods with greater privacy and separation. Average densities will be about 1 hectare (2.47 acres). With the lower density it is possible to have other uses mixed with residences. It is suggested some form of cottage industry would be provided for in these areas. There are 239 hectares (591 acres) of land designated for this land use.

High Density Residential Reserve: It is not anticipated that this area would be utilized unless a major mine is developed. The area is reserved for urban densities and is located close to the school. The location makes it possible to service with water and sewer systems as is required by small lot development. Zoning for these densities will be withheld until demand is demonstrated. There are 51 hectares (127 acres) in the designation which may be expanded in the future. The aiport noise reserve is excluded as unsuitable for housing.

Residential Reserve: This area of 35 hectares (86 acres) is held in reserve for expansion of the residential area. It would be a new neighbourhood for predominantly single family dwellings.

School: An area of 9.8 hectares (20 acres) is set aside as the school site and possible expansion area. The expansion area could be used for playfields if required.

Recreation Complex Reserve: A site of about 5 hectares

(12 acres) is needed for future recreation and civic centre complex. When a new solid waste disposal site is developed, the old site would be a good location for a centre. It is near the school, future high density residential and residential areas. Sufficient flat land would be available for anticipated development and the outlook over the lake creates a pleasant setting. Only a general area designation is made on the Plan map, a more precise location will be identified in the zoning bylaw.

Tourist commercial with greenbelt: A special highway oriented commercial area of 15 hectares (37 acres) is provided at the access to town. The greenbelt will ensure an attractive approach to the community. By restricting businesses to tourist related it will minimize conflicts with central commercial areas in the core area.

Airport Industrial: This designation includes all of the airport lease area. The air strip itself is located here and airport related industries will be able to lease lots for individual purposes.

Industrial: This is the remaining area needed as a sound reserve around the airport. It is not suitable for housing but is suitable for industrial uses, especially those involving high noise levels. A greenbelt buffer will be maintained between these uses and residential areas. In this reserve, areas will be zoned in the zoning bylaw for industrial uses. The uses need not be airport related and lots will be available on a fee simple basis.

Agricultural Reserve: Land suitable for agriculture is in small sections but generally in the areas identified on the map. Residential uses conflict with agriculture activities and because the community wishes to encourage agriculture, areas have been reserved. Specific sites will be designated upon identification, in the meantime uses that may conflict in the future are excluded.

Stage 1, 2 and 3 Staking Areas: These areas are identified as suitable for staking homesites. Applications in Stage 1 which is 3905 hectares (9645 acres), will be approved and road systems to service the pattern will be developed subject to Provincial policy. Only after Stage 1 is developed will staking be approved in Stage 2. Similarly Stage 3 will develop after Stage 2. An attempt to localize areas closer to necessary servicing has been the basis of the staging program. It is the policy of the plan that staking be done in an orderly manner to minimize costs to the individual and to those Provincial agencies that deliver services. Stage 2 areas total 1945 hectares

(4894 acres) and Stage 3 totals 4939 hectares (12,199 acres).

Recreation Reserves: Areas suitable for recreation uses have been proposed. Different areas should offer different possibilities for use. A recreation reserve plan balancing high density use in one area with wilderness uses in another will be developed and addended to this plan.

Resource Management Area: These areas are considered valuable for wildlife and forestry resources. They are non-settlement areas best used for trapping, hunting, forestry or wildlife reserve.

Mineral Reserve: This designation indicates that mining activity is the predominant use. Any other land use designation would create unnecessary conflicts and recognizing the importance of mining to the area, such conflict was felt to be undesirable and unnecessary.

Section 7 Implementation

7.1 Advisory Planning Commission

The commission represents the community on all land use issues and has primary responsibility for carrying on the programs for implementation of the Plan on behalf of the community. The community plan identifies the areas of concern and general land use designation. It deals with the future. To regulate land in the present a zoning bylaw is established and will be changed as the conditions for staging in the plan are met. It is the tool for achieving the land use pattern of the plan.

The commission's next responsibility after completing this plan is to bring in a zoning bylaw. The bylaw cannot by law, be contrary to the plan. It must have a public hearing to ensure the community at large is satisfied it accurately reflects the intent of the plan.

The plan has committed the APC and community to other actions. Three special interest detailed plans will be done for the recreation reserves, town core, and the waterfront. Where plan policies use the term promote or encourage it suggests an action to be undertaken by the commission as circumstances allows. It also allows other community groups to work with the commission on any item.

The regulation for the establishment of the commission details the manner in which members are appointed by the Minister. The Minister of Municipal Affairs acts on behalf of the community as advised by the APC.

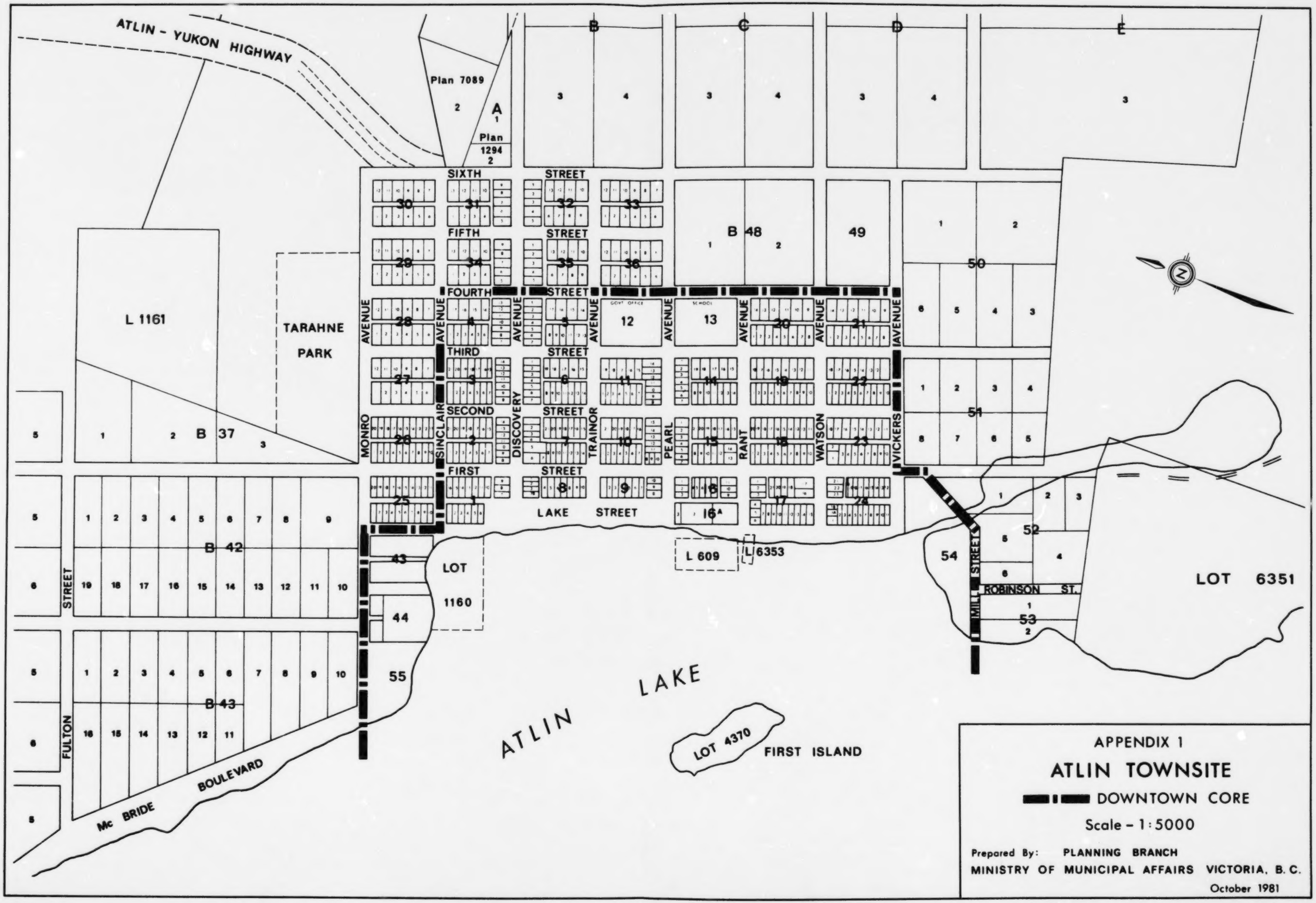
7.2 Provincial Government

The management of most of the land and resources in the Atlin area come under the jurisdiction of the Provincial government. The regional offices of those agencies with authority in Atlin have been asked to review this plan and to assist the community in implementation. Wherever possible the provincial agencies will use the plan to guide their program decisions. It stands as a community comment and contains specific requests for action by some agencies.

The Ministry of Lands, Parks and Housing has participated in the process with the Ministry of Municipal Affairs. The Plan is a commitment for managing Crown Land in a way consistent with Ministry policy.

The administration of subsequent bylaws is the responsi-

bility of the Minister of Municipal Affairs. He will rely on the APC to carry out necessary functions of that administration. Amendments to the Plan or bylaw will be handled by the APC with the necessary technical advice of the Ministry of Municipal Affairs.



APPENDIX 1

ATLIN TOWNSITE

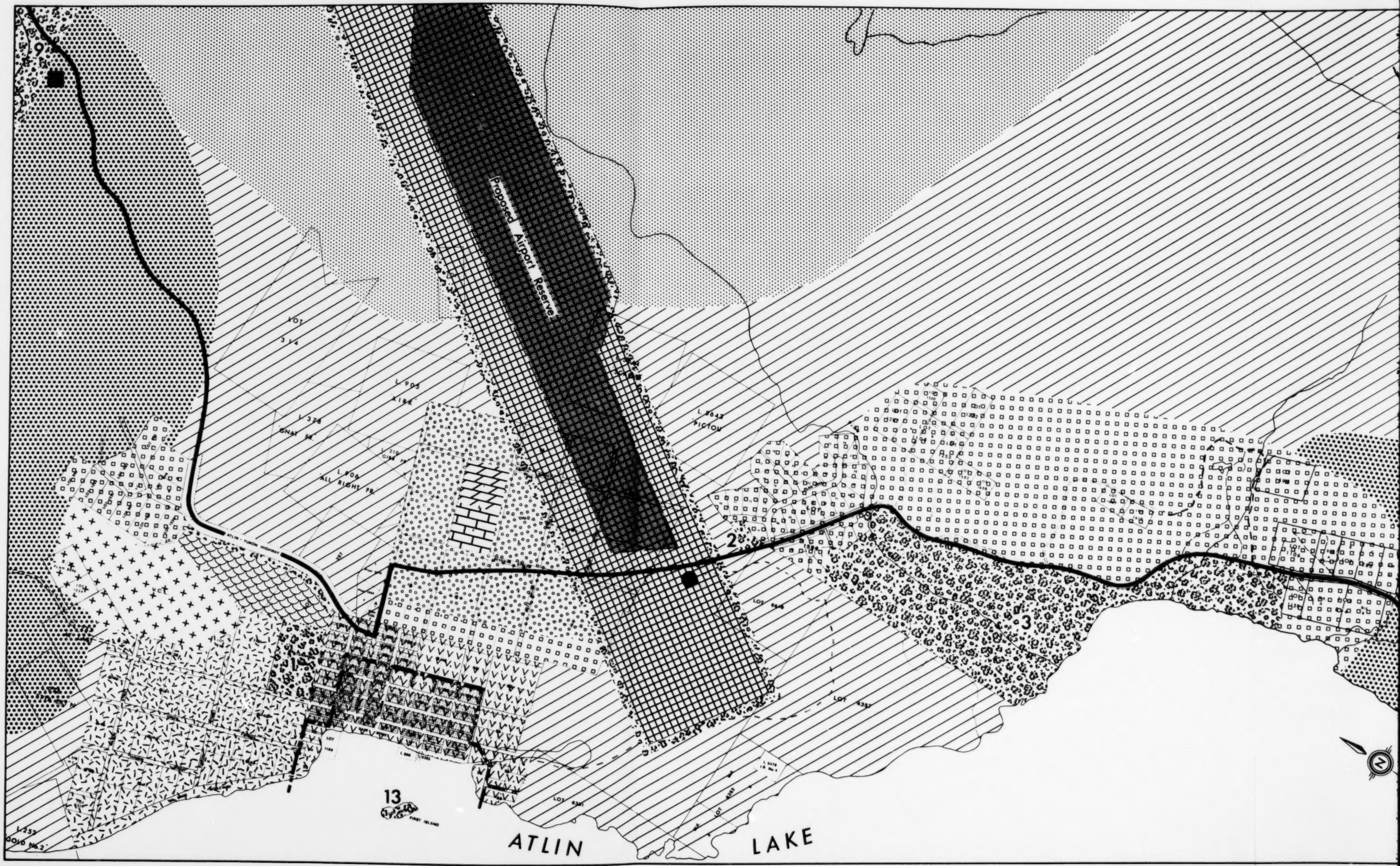
DOWNTOWN CORE

Scale – 1:5000

Prepared By: PLANNING BRANCH

MINISTRY OF MUNICIPAL AFFAIRS VICTORIA, B. C.

October 1981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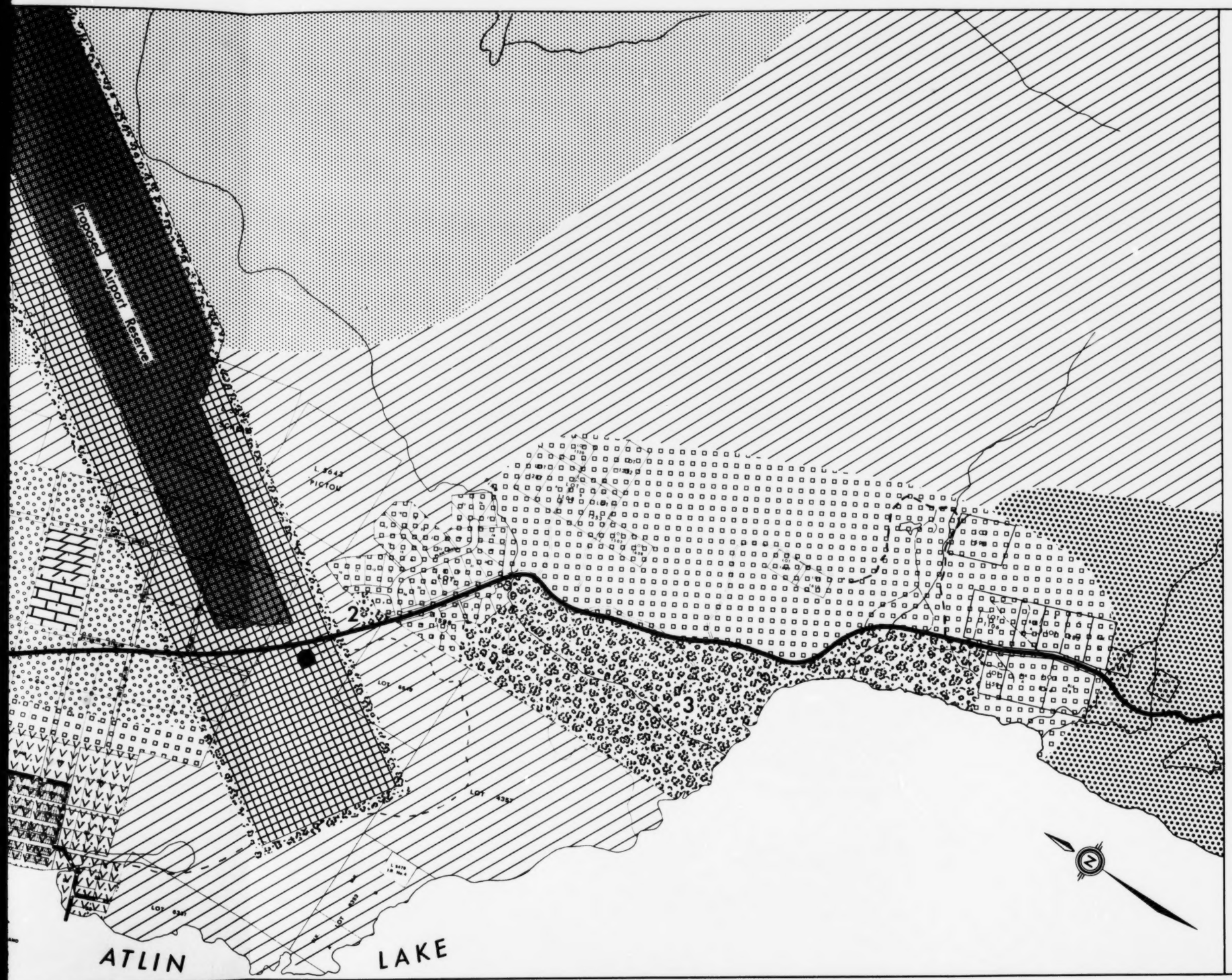
ATLIN - TUNGSTEN HIGHWAY
2
3
13
FIRST ISLAND
ATLIN
LAKE



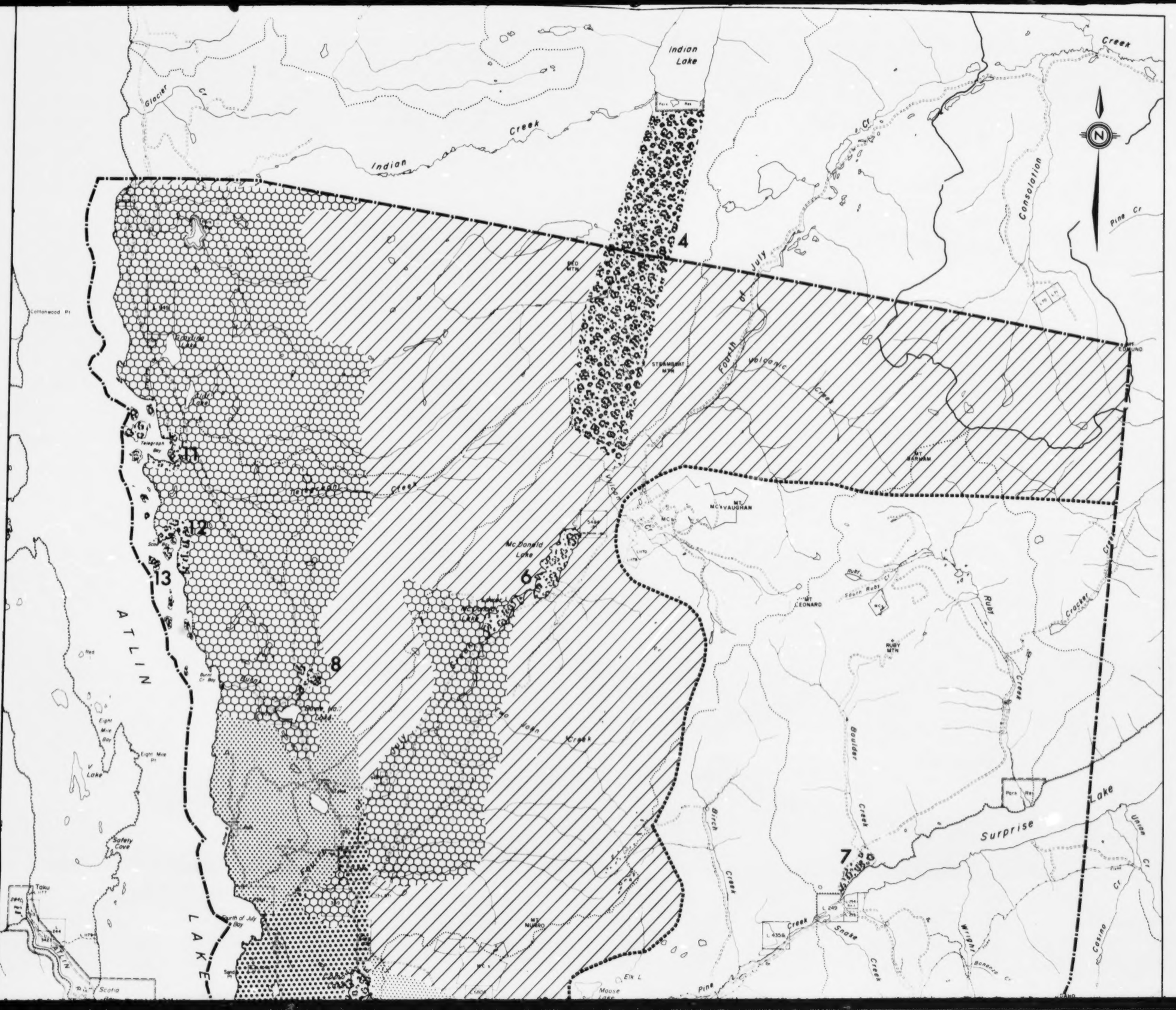
APPENDIX 2

OFFICIAL COMMUNITY PLAN LAND USE AREAS

- Rural Staking Area - Stage 1
- Rural Staking Area - Stage 3
- Resource Management Area
- Mixed Residential, Services, Retail, Commercial
- Residential
- Rural Residential
- High Density Residential Reserve
- Residential Reserve
- School
- School Reserve
- Tourist Commercial with Greenbelt
- Industrial
- Airport Industrial
- Recreation Reserves
  1. Tarahne
  2. Old Golf Course
  3. Pine Creek Campground
  9. Como Lake
  13. All islands within Atlin Lake except Second Island
- Recreation Complex Reserve
- Solid Waste Disposal Site
- Town Core

Scale - 1:15000

Prepared By: PLANNING BRANCH
MINISTRY OF MUNICIPAL AFFAIRS, VICTORIA, B. C.
October 1981


Indian Lake
Glacier Cr
Indian Creek
Cr
Consolation
Pine Cr
Creek
4
July
Fourth of
Volcanic
Creek
STRAWBERRY MTN
RED MTN
MT. EDMUND
MT. MCINTYRE
MT. MCSVAUGHAN
MT. LEONARD
RUBY MTN
Ruby Creek
Boulder Creek
Birch Creek
Snake Creek
Wright Creek
Surprise Lake
Union Cr
Cassino Cr
Gravel
Cracker
Bonanza Cr
Cottonwood Pt
Tagish Lake
Eagle Lake
Tagish Bay
Creek
12
13
ATLIN LAKE
8
Eight Mile Bay
Eight Mile Pt
V Lake
Safety Cove
Taku
Scotia Bay
Fourth of July Bay
Burbot Cr Bay
Burbot
Swan Mo.
Lake
Fourth of July Creek
MT. MUNRO
Elk L
Moose Lake
Pine
McDonald Lake
6
7
L 4358
L 249
Ptk
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Park Res
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N

MINERAL AREA

See Appendix 2

APPENDIX 3

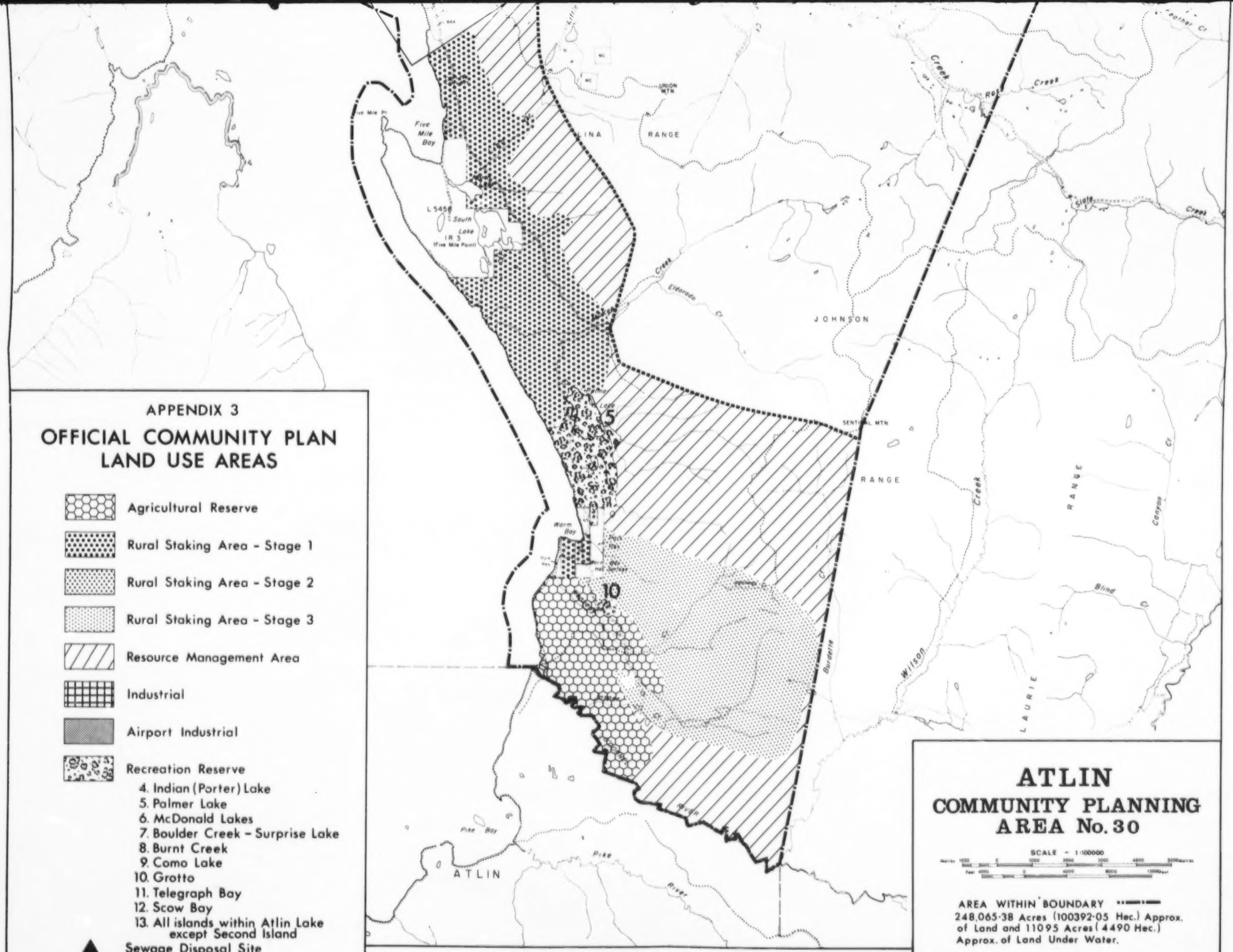
OFFICIAL COMMUNITY PLAN LAND USE AREAS

- Agricultural Reserve
- Rural Staking Area - Stage 1
- Rural Staking Area - Stage 2
- Rural Staking Area - Stage 3
- Resource Management Area

APPENDIX 3

OFFICIAL COMMUNITY PLAN LAND USE AREAS

- Agricultural Reserve
- Rural Staking Area - Stage 1
- Rural Staking Area - Stage 2
- Rural Staking Area - Stage 3
- Resource Management Area
- Industrial
- Airport Industrial
- Recreation Reserve
  4. Indian (Porter) Lake
  5. Palmer Lake
  6. McDonald Lakes
  7. Boulder Creek – Surprise Lake
  8. Burnt Creek
  9. Como Lake
  10. Grotto
  11. Telegraph Bay
  12. Scow Bay
  13. All islands within Atlin Lake except Second Island
- ▲ Sewage Disposal Site
- Existing Park Reserve



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ATLIN
COMMUNITY PLANNING AREA No. 30

SCALE - 1:100000

AREA WITHIN BOUNDARY
248,065·38 Acres (100392·05 Hec.) Approx. of Land and 11095 Acres (4490 Hec.) Approx. of Land Under Water.

October 1981